

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 5/17/2016	(3) CONTACT/PHONE Richard Kopecky, Senior Capital Projects Coordinator (805) 781-5222	
(4) SUBJECT Request to approve an agreement with The Gordian Group for Job Order Contract consultant services to provide staff training, web-based program and program support services, updates of job order task catalogues, technical specifications and associated bid documents. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board approve and execute an agreement with The Gordian Group for Job Order Contract Consultant services.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 8/24/10, #A-10	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) All Districts			

Reference: 16MAY17-C-4

County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works

Richard Kopecky, Senior Capital Projects Coordinator

Jeff Werst, Design Division Manager

DATE: 5/17/2016

SUBJECT: Request to approve an agreement with The Gordian Group for Job Order Contract consultant services to provide staff training, web-based program and program support services, updates of job order task catalogues, technical specifications and associated bid documents. All Districts.

RECOMMENDATION

It is recommended that the Board approve and execute an agreement with The Gordian Group for Job Order Contract consultant services.

DISCUSSION

The Job Order Contract (JOC) program is an alternative to the traditional “design-bid-build” construction process commonly used to procure construction services. It is authorized by Section 20128.5 of the Public Contract Code. The Gordian Group created the JOC program and developed the unique and specialized patented internet software implementation program. The program is designed to enhance efficiencies and minimize time required to procure contractor services for funded remodel and repair projects. The Gordian Group provides staff training and program support services, updates of job order task catalogues, technical specifications and associated bid documents.

The JOC program is designed to simplify the process to procure construction services by bidding and awarding a comprehensive annual contract for repair, remodeling or other repetitive work. The program eliminates the associated time and cost of formally bidding each individual project. Construction costs for projects are developed according to pre-determined unit prices. The public contract code limits total annual construction cost using the JOC program to \$3,000,000 per year, plus annual cost-of-living increases.

Work on both County facilities and infrastructure will be pursued over the next fiscal year with bidding and award of multiple JOC Contracts.

Background

The Gordian Group has provided Job Order Contract consultant services to the County of San Luis Obispo since September 5, 2000. It was the fourth county government in the State of California to adopt and successfully execute the JOC program. As a result, the County JOC program has served as a model to other mid-size counties in the State. In 2004, your Board approved Resolution No. 2004-352 to establish the JOC program as an approved procurement method for construction services for County maintenance and renovation projects.

The JOC consultant services agreement has a maximum term of five years. In September 2005, your Board approved an amendment to extend the 5-year agreement with The Gordian Group to September 2010. Your Board approved a subsequent extension to the agreement with a maximum term of five years, expiration date of May 24, 2016. Prior to the May expiration date, the County processed an RFP for JOC consultant services. The Gordian Group was the only respondent and a new 5-year agreement was adopted by your Board.

The Public Works Department requests that the Board adopt the attached consultant services agreement for Job Order Contract program services with The Gordian Group and authorize the Public Works Director to sign the new 3-year agreement, with the option of two 1-year extensions. The new expiration date will be April 19, 2021, including extensions.

In the past 5-year Job Order Contract, the County has issued job orders for 171 funded County projects. It is conservatively estimated that at least two months of processing time is saved per project when using the Job Order Contract program. Based on 171 County projects constructed under the Job Order Contract program in the last 5 years, approximately 342 months of staff time has been eliminated from the traditional "design-bid-build" construction process.

The agreement also includes provisions for The Gordian Group to provide Construction Management and Coordination. That service is provided for by a 6% service charge on project costs.

OTHER AGENCY INVOLVEMENT/IMPACT

The Auditor's office coordinates with Public Works to determine which projects qualify for the Job Order Contract program. County Counsel reviews the agreement for form and legal effect.

FINANCIAL CONSIDERATIONS

Since September 2000, the County has successfully managed the Job Order Contract program to complete many maintenance and renovation construction projects at County facilities. Under the program, the County has authorized \$6,489,480 in construction job orders in the past 5 years. All payments are made from appropriations within approved maintenance projects. The Gordian Group receives a consultant fee from the County for every approved construction project processed through the Job Order Contract program.

During the initial 5-year contract period (September 2000 – September 2005), The Gordian Group license fee to the County was 5% of the first \$5 million of approved construction job orders. With the Gordian contract renewal in September 2005, the license fee was decreased to 1.95% of approved construction job orders and has remained at this level through subsequent Gordian contract renewals, including the current contract before the Board. In the past 5 years of the Job Order Contract consultant services agreement, the County has paid \$126,545 in license fees to The

Gordian Group for their consultant services and permission to use their Job Order Contract procurement program. Under this agreement, procurement will include a separate “infrastructure” catalog which will alter the license fee for a limited time, to 5% for the next \$2 million in work effort in compensation of the expanded service. The license fee will be reduced to 1.95% of the value of work ordered through the JOC program thereafter.

Historically, the license fees paid to The Gordian Group, have been paid out of funds appropriated for specific County maintenance and repair projects authorized for construction. The staff time cost necessary to manage the bid processing of annual Job Order Contracts and Job Order Contract consultant service contracts have been separately funded by the County through various projects.

RESULTS

Adoption of the agreement for consultant services with The Gordian Group will allow Public Works to deliver construction projects in a timely and cost effective manner that is necessary to accommodate the facility needs of County departments, the general public, and supports the County goals of a well-governed community.

ATTACHMENTS

1. Contract for Professional Consultant Services

c: Jeff Lee, Capital Planning Manager

File: CF 170.05.01 General

Reference: 16MAY17-C-4

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